

**REAL ESTATE BOARD  
MINUTES  
AUGUST 26, 2010**

**PRESENT:** Ryan Schroeder, Robert Dueholm, Michael Mulleady; Lisabeth Weirich, Kenneth Lee and Dennis Pierce

**EXCUSED:** Stephen Beers

**STAFF PRESENT:** Angela Arrington, Bureau Director; Yolanda McGowan, Legal Counsel; Michelle Solem, Bureau Assistant; and other DRL staff

**GUESTS:** Debbi Conrad, Wisconsin Realtors Association; Stephany Madsen, American Resort Development Association (ARDA); and Troy Mayne and Alice O'Connor, DeWitt, Ross and Stevens.

**CALL TO ORDER**

Lisabeth Weirich, Vice-Chair, called the meeting to order at 10:09 a.m. A quorum of six (6) members was present.

**ADOPTION OF AGENDA**

**Amendments to the Agenda:**

- Remove 06 REB 229 from proposed stipulation section
- Add RE Forms Update before practice issues

**MOTION:** Robert Dueholm moved, seconded by Ryan Schroeder, to adopt the Agenda as amended. Motion carried unanimously.

**APPROVAL OF MINUTES  
JUNE 24, 2010**

**MOTION:** Dennis Pierce moved, seconded by Robert Dueholm, to adopt the Minutes of June 24, 2010 as published. Motion carried unanimously.

**ADMINISTRATIVE REPORT  
ANGELA ARRINGTON, BUREAU DIRECTOR**

**Department Updates & Reminders**

Angela Arrington introduced new Board member Michael Mulleady and reviewed

**Election of Board Officers**

Ms. Weirich called for nominations for Chairperson.

**NOMINATION:** Kenneth Lee nominated Steven Beers to the position of Chairperson.

Ms. Weirich called for nominations three times before calling the vote. Steven Beers was elected as chairperson by unanimous vote.

**PRESENTATION OF PROPOSED STIPULATIONS BY THE DIVISION OF ENFORCEMENT OR ANY SUBMITTED AFTER PRINTING OF THE AGENDA**

Attorney McCombs presented the Proposed Stipulation, Final Decision and Order in the matter of Jeremy Metzger - 06 REB 174. Deliberation will be in closed session.

Attorney McCombs presented the Proposed Stipulation, Final Decision and Order in the matter of Rudolph McCormick- 06 REB 181. Deliberation will be in closed session.

Attorney McCombs presented the Proposed Stipulation, Final Decision and Order in the matter of Janis J. Elmer- 07 REB 217. Deliberation will be in closed session.

Attorney Norberg presented the Proposed Stipulation, Final Decision and Order in the matter of Wayne J. Fischer & United Country Lighthouse Realty- 08 REB 128. Deliberation will be in closed session.

Attorney McCombs presented the Proposed Stipulation, Final Decision and Order in the matter of John D. Blossom- 09 REB 062. Deliberation will be in closed session.

**PRACTICE ISSUES**

**Real Estate Forms Update**

Angela Arrington updated the Board on the progress made with regard to the Real Estate Forms.

**Timeshare Discussion**

Stephany Madsen from ARDA provided the Board with a brief overview of the Timeshare industry. Troy Mayne and Alice O'connor from DeWitt, Ross and Stevens were also here to answer questions that the Board had related to the sale of interests in timeshares. There was a great deal of discussion surrounding the presentation. The ARDA suggested that they are attempting to review legislation

**CONVENE TO CLOSED SESSION**

**MOTION:** Kenneth Lee moved, seconded by Dennis Pierce, to convene to Closed Session to deliberate on cases following hearings (s. 19.85 (1) (a), Stats.); to consider disciplinary investigation with administrative warning (s. 19.85(1) (b), Stats. and 440.205, Stats., to consider individual histories or disciplinary data (s. 19.85(1) (f), Stats.); and to confer with legal counsel (s. 19.85(1) (g), Stats.). Roll Call Vote: Ryan Schroeder-yes; Robert Dueholm-yes; Kenneth Lee-yes; Lisabeth Weirich-yes; Michael Mulleady – yes; and Dennis Pierce-yes. Motion carried unanimously.

Open session recessed at 12:18 p.m.

**RECONVENE TO OPEN SESSION**

**MOTION:** Robert Dueholm moved, seconded by Mike Mulleady, to reconvene into Open Session at 1:00 p.m. Motion carried unanimously.

**VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

**ADMINISTRATIVE WARNINGS INCLUDING ANY  
RECEIVED AFTER MAILING OF AGENDA**

**MOTION:** Robert Dueholm moved, seconded by Dennis Pierce, to issue the administrative warnings in the following cases as recommended by the Division of Enforcement. Motion carried unanimously.

1. 06 REB 084 D.R.K.
2. 07 REB 236 T.J.B.
3. 08 REB 012 C.M.
4. 08 REB 012 C.E.
5. 08 REB 012 W.R.R. & A.
6. 08 REB 017 T.I.
7. 08 REB 017 C.F.R.
8. 08 REB 030 E.W.S.
9. 08 REB 062 P.K.
10. 08 REB 062 R.Y.
11. 08 REB 062 M.W.

**CASE CLOSINGS, CITATIONS, AND CASE STATUS REPORT OR  
ANY RECEIVED AFTER MAILING OF AGENDA**

**MOTION:** Ryan Schroeder moved, seconded by Kenneth Lee, to close the following cases as recommended by the Division of Enforcement. Motion carried unanimously.

1. 06 REB 084 Prosecutorial Discretion (P1)
2. 06 REB 126 Prosecutorial Discretion (P3)
3. 06 REB 134 Prosecutorial Discretion (P3)
4. 06 REB 181 No Violation
5. 07 REB 042 Insufficient Evidence
6. 07 REB 083 Prosecutorial Discretion (P5)
7. 07 REB 213 Prosecutorial Discretion (P3)
8. 08 REB 062 Prosecutorial Discretion (P3) for G.S.
9. 08 REB 062 Prosecutorial Discretion (P3) for RMA
10. 08 REB 062 Insufficient Evidence
11. 08 REB 062 Insufficient Evidence
12. 08 REB 139 No Violation
13. 08 REB 159 Prosecutorial Discretion (P5)

- 14. 08 REB 176 Insufficient Evidence
- 15. 08 REB 198 Prosecutorial Discretion (P5)
- 16. 09 REB 086 Prosecutorial Discretion (P3)

**DELIBERATION ON PROPOSED STIPULATIONS OR  
ANY RECEIVED AFTER MAILING OF AGENDA**

**MOTION:** Dennis Pierce moved, seconded by Mike Mulleady, to adopt the Findings of Fact, Conclusions of Law, Stipulation and Order, in the matters of Jeremy B. Metzger (06 REB 134), Rudolph McCormick (06 REB 181), Janis J. Elmer (07 REB 215), Wayne J. Fischer and United Country Lighthouse Realty (08 REB 128) and John D. Blossom (09 REB 062). Motion carried unanimously.

**MOTION:** Kenneth Lee moved, seconded by Robert Dueholm, to adopt the final decision and order in the matter of Tina M. Dengel DJA Case No. DRL-09-0126 and DOE Case No. 06 REB 229. Motion carried unanimously.

**CONSULTING WITH LEGAL COUNSEL**

The Board consulted with legal counsel throughout the meeting as the need was identified.

**DOE – Signatures for Proposed Stipulations, Orders, and Administrative Warnings**

Signatures were collected for all required documents.

Next Meeting: October 28 – 10:00 AM

**ADJOURNMENT**

**MOTION:** Ryan Schroeder moved, seconded by Dennis Schroeder, to adjourn the meeting at 1:08 p.m. Motion carried unanimously.